

Study Area 9

Super Neighborhoods:

- 30 - Braeburn
- 31 - Meyerland Area
- 32 - Braeswood Place
- 36 - Greater Fondren SW
- 37 - Westbury
- 38 - Willow Meadows / Willowbend

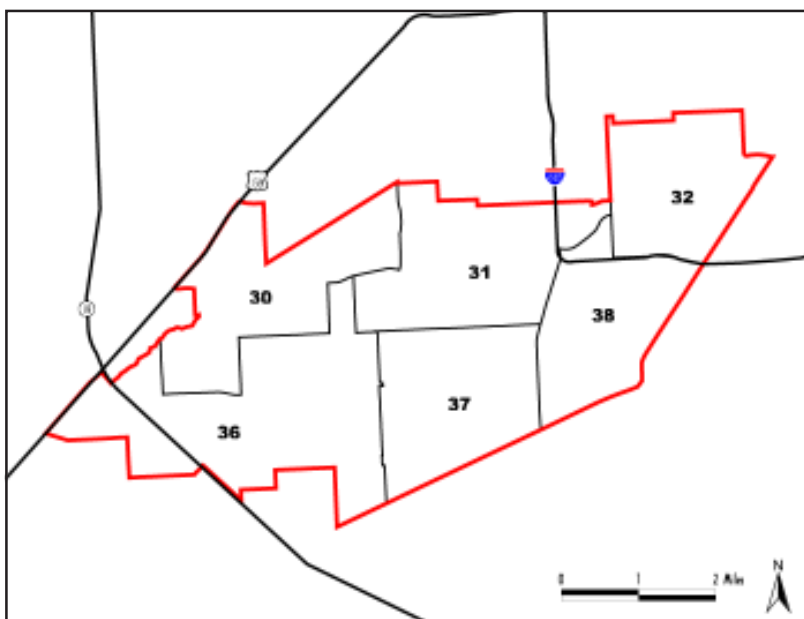
Characteristics

- Total Population: 156,376
- 17.8% population change from 1990 to 2000
- Population Density: 9.4 persons per acre
- Persons Per Household: 2.51
- Total Area: 15,641 acres (26.00 sq miles)
- Houston City Council Districts: C & F
- Houston Independent School District
- 6 Police Beats including bordering beats
- < 1% of properties in long-term tax liens (homesteads not included)

Location within City



Super Neighborhoods in Study Area



Study Area 9 Super Neighborhood Descriptions

Braeburn is in southwest Houston along Brays Bayou west of Hillcroft. Its middle class subdivisions were developed after World War II, at which time Bissonnet provided the route into the city, rather than the Southwest Freeway. Development continued into the 1970s. The subdivisions include the acreage lot subdivision of Brae Acres. There are large apartment complexes, many of which deteriorated during the 1980s. The Braeburn Country Club is found in the center of the community.

Meyerland Area is on both sides of Brays Bayou at the southwest corner of Loop 610. Its many neighborhoods include Meyerland, Marilyn Estates, Barkley Square and Maplewood. Many institutions of Houston's Jewish community are found here, including several temples and the Jewish Community Center. The recently redeveloped Meyerland Center retail development is in the northeast corner of the community. Other redevelopments include the construction of new luxury homes on sites of demolished apartment complexes

Braeswood Place is a group of comfortable subdivisions developed after World War II, which have survived the pressure of deteriorating apartment and commercial districts on its edges. In the most case, the community has reinvented itself through the creation of a community center as part of redevelopment along Stella Link. As a result, construction of expensive new homes has occurred north of Brays Bayou in Braes Heights, to the west in Ayrshire, and the south in Braes Terrace and Knollwood Village.

Greater Fondren Southwest is at the southwest corner of Beltway 8. The center of the area was undeveloped until the 1970s. Many of the homes built were large and expensive, and frequently contemporary in style. Much land was reserved for apartment complexes, and thousands were built along the major thoroughfares. The community has successfully worked to eliminate the worst of these complexes. Recently several orthodox Jewish congregations have located in the area, adding to its diversity.

Westbury would have been a fairly typical large suburban development when it was built in the 1950s and 1960s, except that it was built around a highly untypical shopping district, Westbury Square. The Square featured winding pedestrian streets built in 19th century style and lined with interesting shops. The surrounding homes are in styles typical for middle class homes of that time. More expensive homes are located in the north in Park West. Although these single-family homes are still well maintained, Westbury Square is now a shadow of its former glory and many of the apartment complexes found on the southern edges of the community are in poor repair.

Willow Meadows/Willowbend Area is a community of single-family homes built in the 1950s in southwest Houston adjacent to the South Loop and Willow Waterhole Bayou. Recent development of upscale retail centers on South Post Oak Road on the edge of the community illustrate its continued attraction to middle class home buyers. The southern edge of the community adjacent to South Main includes light industrial facilities which take advantage of the presence of a major rail line.

Study Area 9 Overview

- **Changing ethnicity**

The population in Study Area 9 grew considerably during the 1990's and is now more racially and ethnically diverse. Substantial increases occurred in the Black, Hispanic and Asian populations so that the area nearly reflects the character of the City.

- **As in other southwest areas, the vacancy rate declined by nearly half**

In spite of an increase in total housing units, the area's vacancy rate dropped significantly. In addition household size increased, though remained lower than the city average. The ratio of owner and renter occupied units changed only slightly.

- **Land uses stable though development activity is high**

New residential construction concentrated in Braeswood Place and Greater Fondren South West Super Neighborhoods. Over 1,000 acres of single family units were built and a total of 1,270 multifamily units.

- **Economic outlook is stable**

- ✓ *For 20 years, educational attainment in Study Area 9 remained considerably higher than city-wide.*
- ✓ *The area had the third largest number of graduate degree holders among all study areas in 2000.*
- ✓ *24% of the population earned \$75,000 or more in 2000.*
- ✓ *Household size remained below city-wide average.*
- ✓ *Development activity has been strong.*

Study Area 9 Demographics

Population Change by Super Neighborhood (SN)

- **Braeburn** Super Neighborhood had the highest (27%) percent change in population from 1990 to 2000 within Study Area 9
- **Greater Fondren** has largest share of population in Study Area 9
- Although Study Area 9 is one of the smallest in land are, it contains 8% of the City's total population

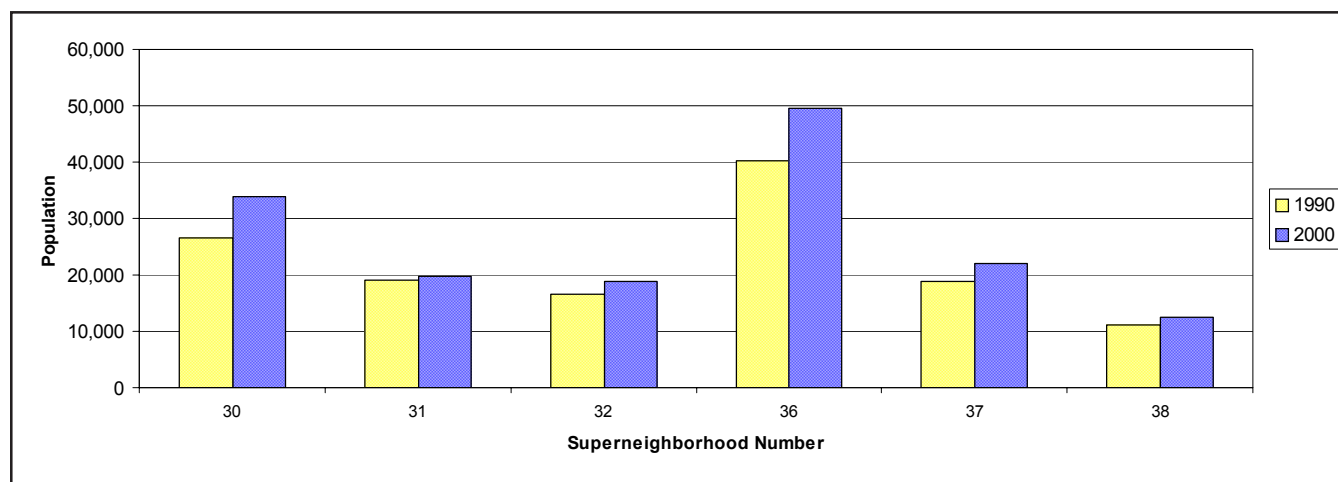
Table 5.9.0.
Population Change by Super Neighborhood (SN)

Source: US Census Bureau

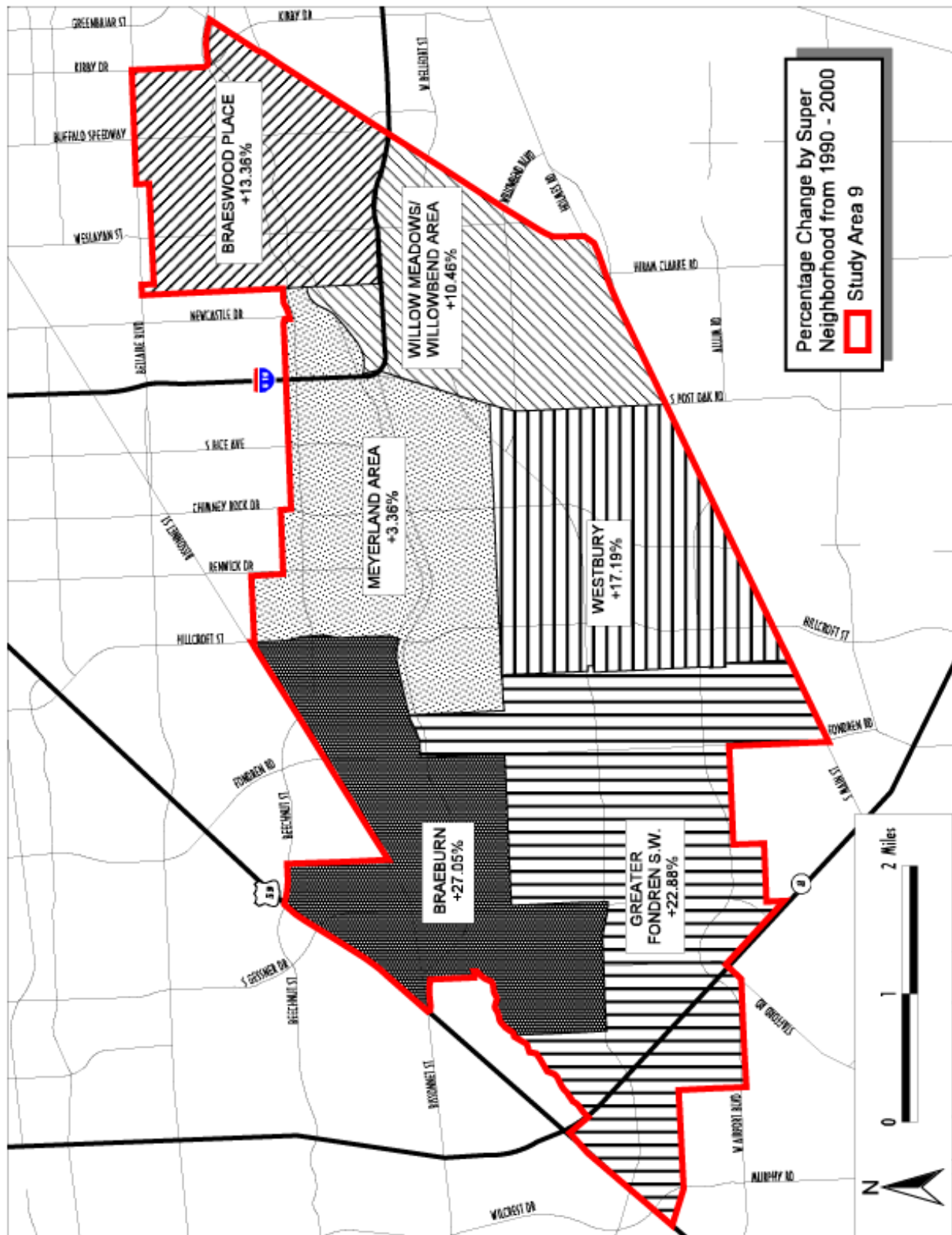
Super Neighborhood Name	SN#	1990	2000	# change	% change
Braeburn	30	26,611	33,809	7,198	27.0%
Meyerland Area	31	19,196	19,841	645	3.4%
Braeswood Place	32	16,581	18,797	2,216	13.4%
Greater Fondren SW	36	40,233	49,436	9,204	22.9%
Westbury	37	18,849	22,090	3,241	17.2%
Willow Meadows/Willowbend	38	11,228	12,402	1,174	10.5%
TOTAL		132,698	156,376	23,678	17.8%

Figure 5.9.0.
Study Area 9 Population Change

Source: US Census Bureau



Study Area 9



Map 5.9.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000






Study Area 9 Demographics






Race and Ethnicity

- Asian population increased by 40% between 1990 and 2000 which is higher than the citywide rate of 52% for Asians
- Hispanics and Blacks have increased significantly in the Study Area
- Study Area was predominantly white in 1990.
- As in Study Areas 7 and 8, the ethnic composition of this area is diversifying as more Blacks, Hispanics and Asians locate here

Table 5.9.1.
Population by Race/Ethnicity

Source: US Census Bureau

		Study Area 9		
		1990	2000	% change
White		73,553	58,100	-21.0%
Black		33,179	47,296	42.5%
Hispanic		18,363	38,005	107.0%
Asian		7,413	10,370	39.9%
Other		190	2,605	1,271.1%
TOTAL		132,698	156,376	17.8%

		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
TOTAL		1,705,284	1,953,631	14.6%

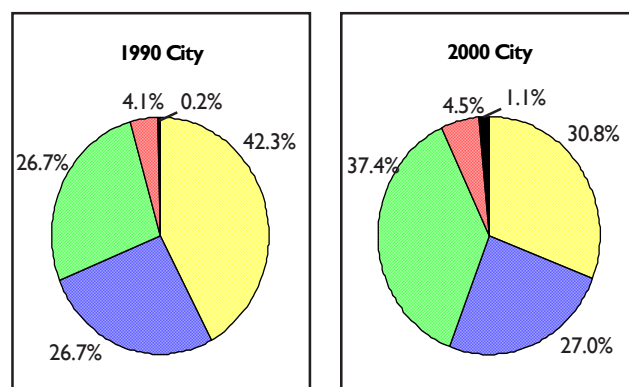
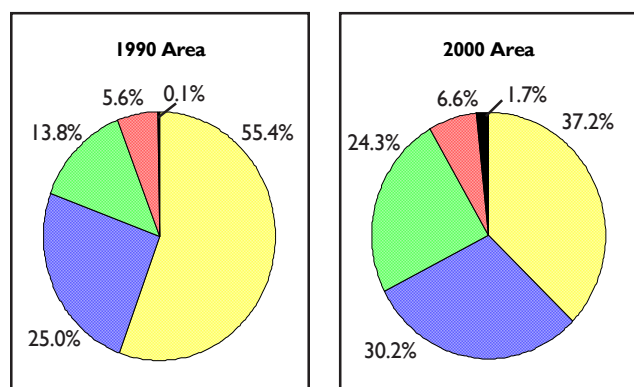
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.9.1.
Population by Race/Ethnicity

Source: US Census Bureau

Study Area 9--percent of total

City of Houston--percent of total



Legend as shown above in Table 5.9.1

Legend as shown above in Table 5.9.1





Study Area 9 Demographics

Gender and Age

- Large proportion of seniors, although a relatively small increase in their number
- Significant increase in 5-17-year olds, bringing their proportion up to the City average
- High proportion of females

Table 5.9.2.
Population by Gender and Age

Source: US Census Bureau

		1990	Study Area 9 2000	% change
Age 0-4		11,070	13,405	21.1%
Age 5-17		21,244	29,029	36.6%
Age 18-64		85,582	97,686	14.1%
Age 65+		14,803	16,256	9.8%
MALE		62,998	74,854	18.8%
FEMALE		69,700	81,522	17.0%
TOTAL		132,698	156,376	17.8%





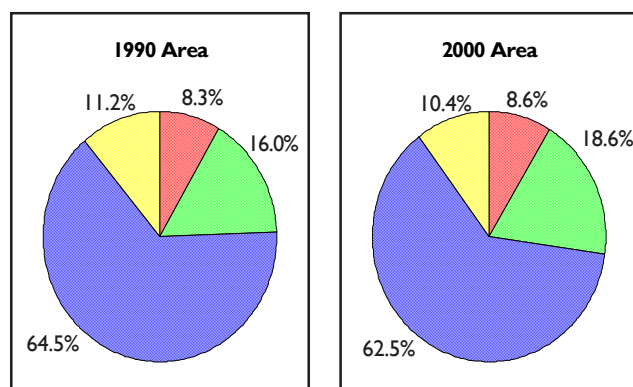
		1990	City of Houston 2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

Figure 5.9.2.
Population by Gender and Age

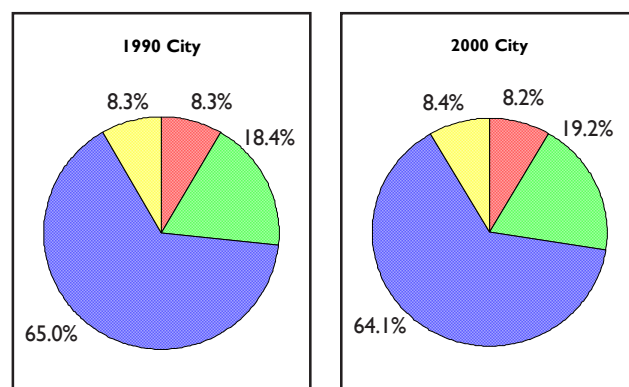
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.2

City of Houston--percent of total



Legend as shown above in Table 5.9.2

Study Area 9 Demographics

Educational Attainment

- Proportion of college graduates and post graduate degrees were higher than the City and other Study Areas

Table 5.9.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

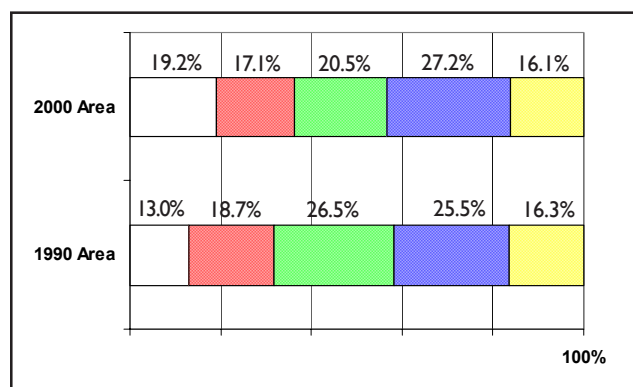
	1990	Study Area 9 2000	% change
No Diploma	11,450	19,104	66.8%
High School	16,373	17,044	4.1%
Some College	23,242	20,421	-12.1%
Bachelor's	22,372	27,088	21.1%
Grad/Prof.	14,307	16,062	12.3%
TOTAL	87,744	99,719	13.6%

	City of Houston 1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.9.3.
Population 25 and Over by Educational Attainment

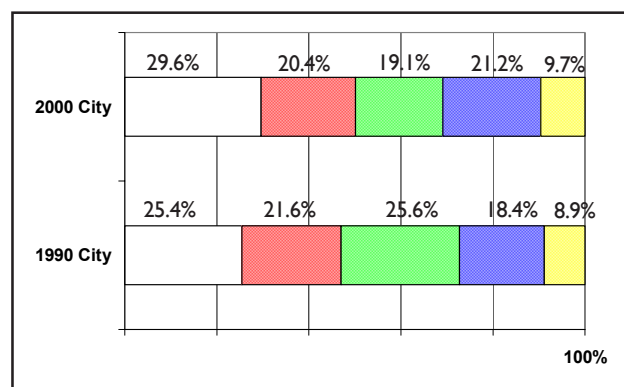
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.3

City of Houston--percent of total



Legend as shown above in Table 5.9.3

Study Area 9 Demographics

Housing and Households

- Changes in housing tenure for Study Area 9 generally followed City trends
- | | |
|------------------|--------|
| 2000 Total Units | 65,753 |
| Single-family | 33,482 |
| Multi-family | 32,207 |
| Other | 63 |

Table 5.9.4. Household Characteristics

Source: US Census Bureau

	Study Area 9		
	1990	2000	% change
HOUSEHOLDS	56,637	61,883	9.3%
persons per HH	2.40	2.51	4.6%

	City of Houston		
	1990	2000	% change
HOUSEHOLDS	638,705	717,945	12.4%
persons per HH	2.60	2.67	2.7%

Table 5.9.5. Housing Units by Tenure

Source: US Census Bureau

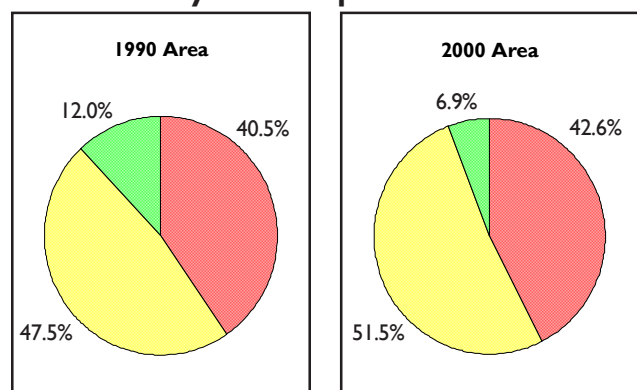
	Study Area 9		
	1990	2000	% change
Occupied	56,637	61,883	9.3%
Owner	26,053	28,015	7.5%
Renter	30,584	33,868	10.7%
Vacant	7,723	3,870	-49.9%
TOTAL UNITS	64,360	65,753	2.2%

	City of Houston		
	1990	2000	% change
Occupied	638,705	717,945	12.4%
Owner	293,355	328,741	12.1%
Renter	345,350	389,204	12.7%
Vacant	112,928	64,064	-43.3%
TOTAL UNITS	751,633	782,009	4.0%

Table 5.9.4. Housing Units by Tenure

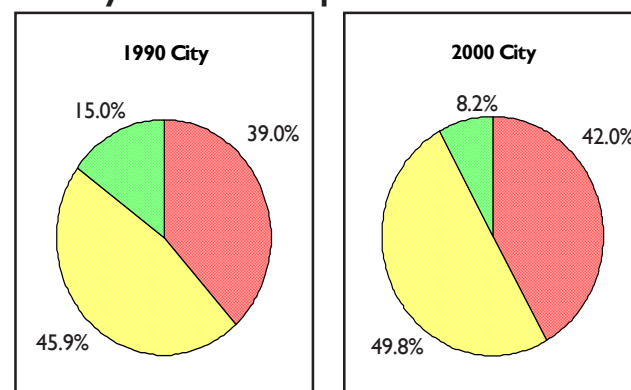
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.5

City of Houston--percent of total



Legend as shown above in Table 5.9.5

Study Area 9 Demographics

Household Income

- Median income (\$44,658) is above the average for the City (\$36,616)
- Second-largest number of households with income over \$75,000
- Overall income growth is less than City average

Table 5.9.6.
Households by Household Income

Source: US Census Bureau

Study Area 9				
	1990	2000	% change	
< \$15K	12,261	9,936	-19.0%	
\$15K—\$25K	10,324	8,864	-14.1%	
\$25K—\$35K	7,945	8,714	9.7%	
\$35K—\$50K	8,475	9,828	16.0%	
\$50K—\$75K	9,382	9,791	4.4%	
> \$75K	8,344	14,869	78.2%	
TOTAL	56,730	62,003	9.3%	

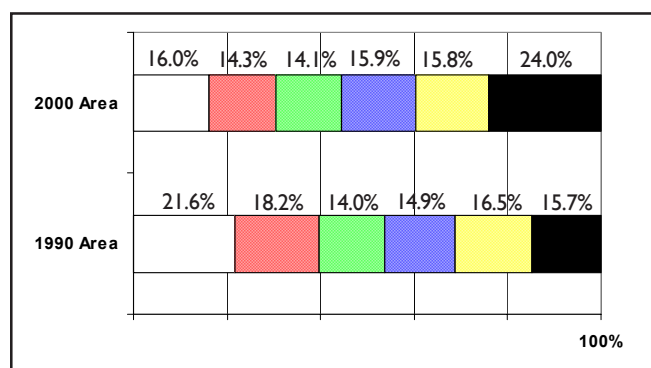
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
> \$75K	64,395	141,948	120.4%	
TOTAL	649,442	718,897	10.7%	

Note: The total number of households shown in this table is based on sample data.

Figure 5.9.5.
Households by Household Income

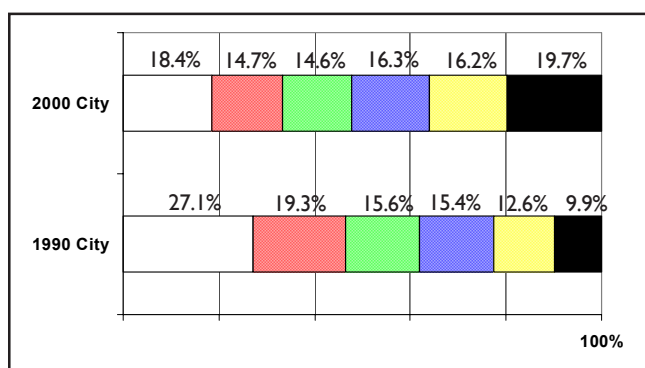
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.6

City of Houston--percent of total



Legend as shown above in Table 5.9.6

Study Area 9 Land Use Patterns

- 37.6% of Study Area is Single-family residential
- Constitutes only 4.1% of City land area but: 9.0% of all Multi-family land

Study Area 9 comprises 15,641 acres of land and is located in the south west part of the city; extending from Loop 610 to Beltway 8 along US 59. Residential land uses are predominant, covering 46% of the study area.

Single-family residential uses make up 37.6 % of the land expanding by almost 20%, from 5,774 acres in 1990 to 5,888 in 2000. New residential development has concentrated south of Bellaire Blvd and north of Brays Bayou between Buffalo Speedway and Newcastle Rd, and in the southwest above Beltway 8 and to the west of Fondren Dr.

Multi-family residential uses are 8.4% of the study area, concentrated along Fondren Rd and adjacent streets. They also appear along Gessner Rd. south of Bissonnet St. and in the northeast corner of the study area. Between 1990 and 2000 multi-family land uses grew by 10% including five multi-family projects with a total of 1,270 units, most of them south of Bellaire Blvd. and north of the bayou between Kirby Dr. and Newcastle Dr.

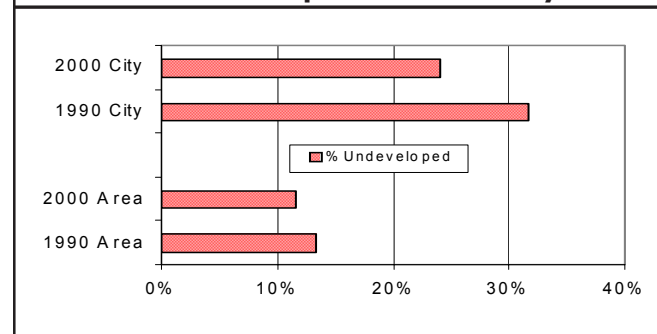
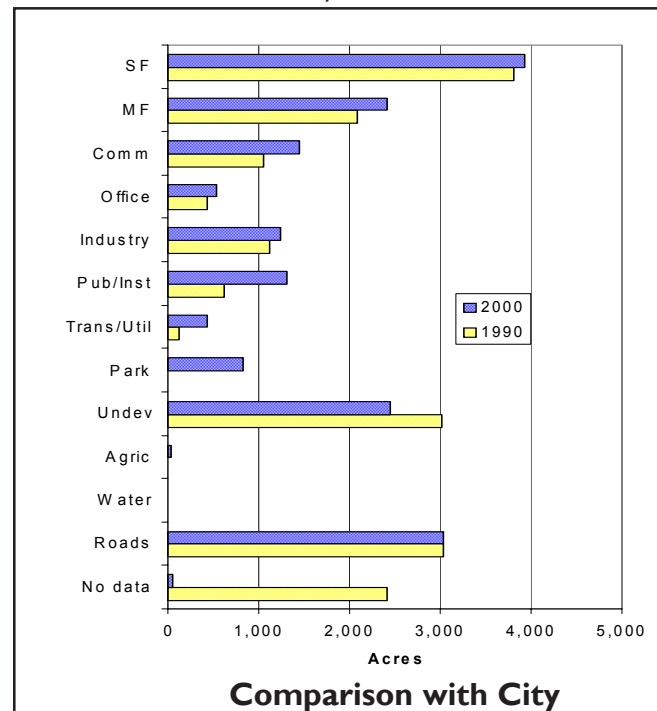
Table 5.9.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,773.9	5,887.9	2.0%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	1,198.2	1,320.7	10.2%	12,256.3	14,648.2	19.5%
Commercial (Com)	618.6	779.0	25.9%	12,281.1	15,386.2	25.3%
Office	123.5	150.0	21.5%	4,031.2	4,811.9	19.4%
Industrial	311.4	352.6	13.2%	21,361.8	25,762.2	20.6%
Public/Institutional	606.3	782.5	29.1%	13,341.7	20,061.5	50.4%
Trans/Utilities	61.4	285.2	364.2%	3,601.2	11,665.9	223.9%
Parks/Open Space	245.7	993.7	304.4%	1,460.2	32,089.7	2,097.6%
Undeveloped	2,090.3	1,819.5	-13.0%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	5.0	—	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1,033.6%
Roads	3,207.3	3,207.3	0.0%	56,559.1	56,559.1	0.0%
No Data	1,403.9	57.1	-95.9%	52,355.0	4,472.8	-91.5%

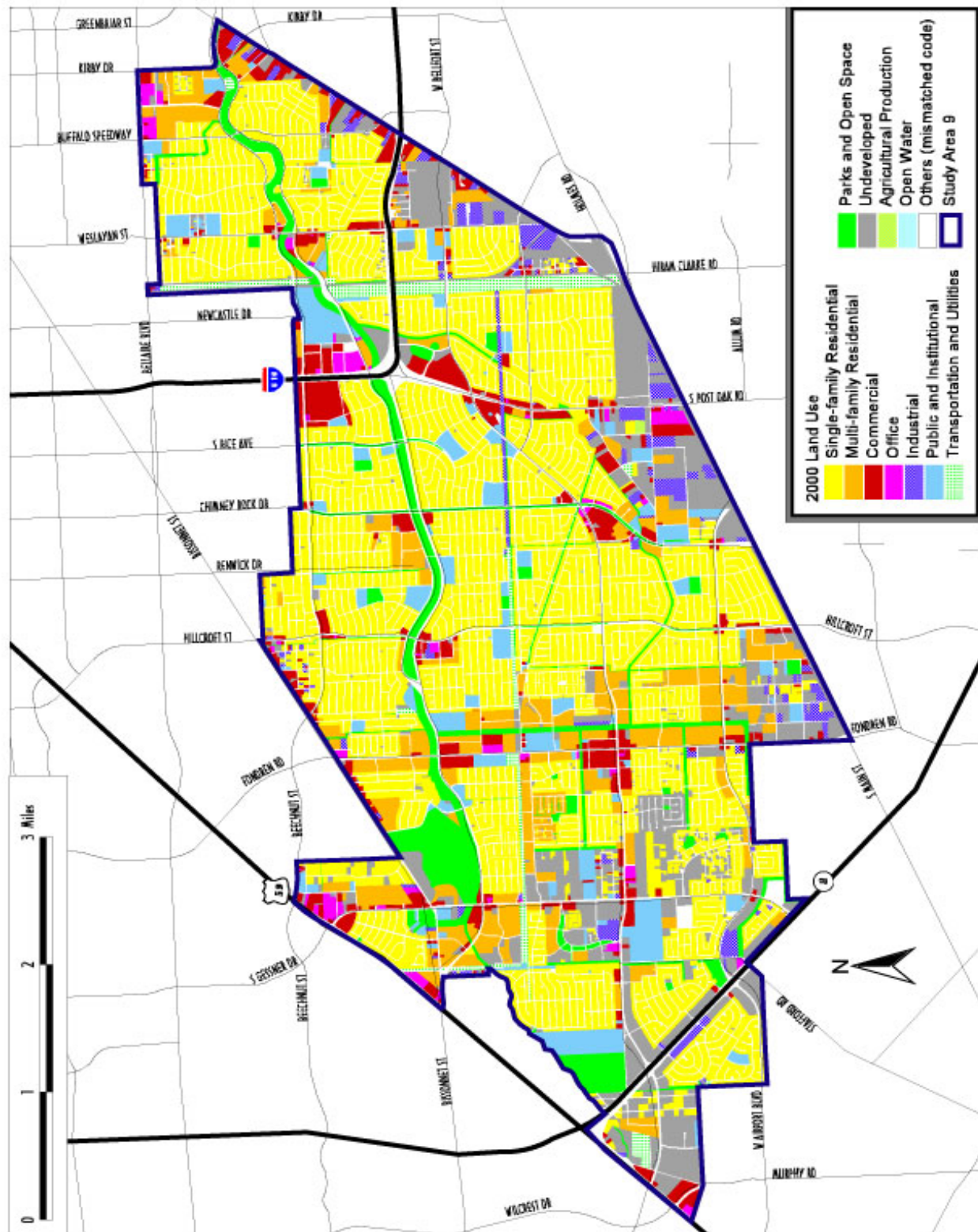
Figure 5.9.6. Study Area 9 Land Use

Source: City of Houston GIS



Source: City of Houston GIS

Study Area 9



Map 5.9.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 9 Land Use Patterns

Commercial and office land covers 6% of the land. Commercial uses make up 5% of the land and are found along South Main from Kirby Dr. to Loop 610, along Beechnut, South Post Oak and West Bellfort. Concentrations of offices are found at the intersections of the Loop and Braeswood, at Beechnut and US 59, and on Main Street and S. Post Oak Rd. Growth took place on vacant land south of the Brays Bayou, mainly along Bissonnet St, W. Bellfort St. and Loop 610.

Industrial land covers 2.3% of the total area, having increased by 13.2% from 311 acres in 1990. Industrial uses are almost exclusively located along South Main Street and vicinity, though a number of warehouses are found along Beltway 8.

Public and Institutional uses make up 5% of the total land of the study area and are interspersed throughout the area. Two private and two major public schools were built between 1990 and 2000.

Transportation and Utility uses encompass 1.8% of the total land in the study area, located mainly along the railroad tracks parallel to Newcastle Dr. The City of Houston operates a lift station on Willowbend Blvd.

Vacant and undeveloped Land covers 11.6% of the total area (about 1,820 acres), a decrease of 13% since 1990. This decrease was due mainly development of transportation and utilities, parks and single-family residential. Most of the vacant land exists along South Main Street and in the southwestern corner of the study area.

Parks and Open Space cover 6.4% of the land and appears along the length of Brays Bayou. Emmanuel Memorial Park Cemetery and Braeburn Country Club, which are extensive green spaces, are located between South Braeswood and Bissonnet at the corner of South Gessner.

Roads cover 20.5% of the study area and include Beltway 8, Bissonnet, Highway 59 and Loop 610.

Study Area 9 2000 Basic Demographics*

Table 5.9.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood						Study Area 9 Total
	Braeburn #30	Meyerland Area #31	Braeswood Place #32	Greater Fondren Southwest #36	Westbury #37	Willow Meadows Willowbend Area #38	
Total Population	33,809	19,841	18,797	49,436	22,090	12,402	156,376
White	25.2%	77.3%	67.5%	14.6%	36.9%	50.2%	37.2%
Black	36.4%	3.9%	7.4%	52.9%	21.8%	15.2%	30.2%
Hispanic	32.8%	9.2%	10.8%	25.1%	33.7%	26.0%	24.3%
Asian**	3.8%	8.0%	12.0%	6.0%	6.6%	6.8%	6.6%
Other	1.9%	1.6%	2.2%	1.5%	1.1%	1.7%	1.7%
Educational Attainment							
Persons 25 years and over	21,472	13,918	14,161	28,220	13,448	8,501	99,719
No High School Diploma	27.0%	5.6%	5.5%	22.7%	28.0%	18.6%	17.9%
High School Diploma & higher	73.0%	94.4%	94.5%	77.3%	72.0%	81.4%	82.1%
Household Income							
Total Households	13,911	8,205	9,413	17,437	7,803	5,234	62,003
Below \$25,000	39.7%	17.6%	21.8%	34.6%	30.4%	26.6%	28.4%
Above \$25,000	60.3%	82.4%	78.2%	65.4%	69.6%	73.4%	71.6%
Labor Force							
Persons 16 years and over	18,006	9,793	10,843	24,111	10,275	6,620	79,647
Employed	92.1%	96.5%	96.6%	92.8%	92.1%	96.1%	94.4%
Unemployed	7.9%	3.5%	3.4%	7.2%	7.9%	3.9%	5.6%
Housing							
Total Occupied Units	13,039	8,548	9,428	17,859	7,846	5,165	61,885
Owner Occupied	32.7%	63.8%	46.2%	35.8%	59.7%	55.2%	48.9%
Renter Occupied	67.3%	36.2%	53.8%	64.2%	40.3%	44.8%	51.1%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander